

LOCATION MAP

EXISTING SINGLE FAMILY DEVELOPMENT
MISTY OAKS SUBDIVISION

OWNER: LEON VALLEY
BAPTIST CHURCH

OWNER: FRANK J. HUNTER
(UNKNOWN LAND USE)

PROPOSED 60' STREET R.O.W.
TO TRANSITION TO 50' STREET R.O.W.
APPROX. 100' FROM INTERSECTION

PRINCE OF PEACE
CATHOLIC CHURCH

GRISSOM ROAD
120' R.O.W. MIN. 62' ASPHALT

SINGLE
FAMILY USE
UNIT TWO

SINGLE
FAMILY USE
UNIT ONE

OWNER: JOHNNY BECKER
(UNKNOWN LAND USE)

OWNER: UTILITIES CONSOLIDATED, INC.
(UNKNOWN LAND USE)

OWNER: BEVERLY H. BURRIS
(UNKNOWN LAND USE)

PARAGON HOMECARE
SERVICES OF TEXAS

DEVELOPMENT SUMMARY

Total Land Area : 35.42 Acres
Total Number of Lots : 170
Density: 4.8 Units Per Acre

UTILITIES

Water : San Antonio Water System
Sewer : San Antonio Water System
Telephone : S.W. Bell Telephone
Electric : City Public Service

RECEIVED
98 NOV 30 PM 2:09
COUNTY OF BEXAR
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA

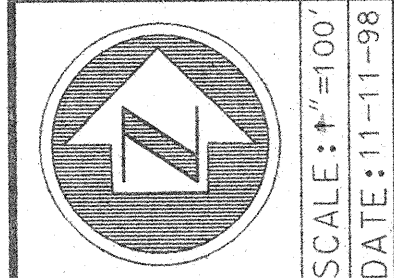
March 5, 1999
(date)

626
(number)

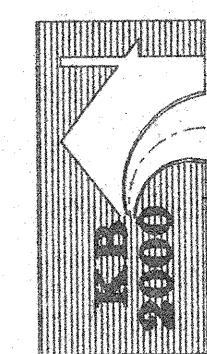
If no plats are filed, plan will

expire on Sept 3, 2000

1st plat filed on



KAUFMAN & BROAD
LAND PLANNING TEAM
NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, TX 78201 (210) 349-1111 FAX (210) 979-0072



LINDSEY PLACE SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
SAN ANTONIO BEXAR COUNTY TEXAS

#626

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
98 NOV 30 PM 2:08
PLANNING
AND DEVELOPMENT
SERVICES DIVISION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 30 NOV 98 / Name of POADP: LINDSET PLACE SUBDIVISION
Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERS
Address: 4800 FREDRICKSBURG RD. Address: 1000 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS. SAN ANTONIO, TEXAS
Phone: 349-1111 Phone: 494-5511
Existing zoning: R-1 Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☐ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: DISTRICT 6
Ferguson map grid 57905

Land area being platted:	Lots	Acres
Single Family (SF)	<u>170</u>	<u>35.42</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? ~~Name~~ NO ~~No.~~ _____

Is there a corresponding PUD for this site? ~~Name~~ NO No. _____

Plats associated with this POADP or site? ~~Name~~ NONE No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HERB QUIROGA

Signature: Herb Quiroga

Date: 30 NOV 98

Phone: 308-1321

Fax: 979-0072

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not ~~about~~ State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative: _____

Print Name: _____ Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

March 5, 1999

Herb Quiroga
Kaufman & Broad
4800 Fredricksburg Road
San Antonio, TX 78901

Re: Lindsey Place

POADP # 626

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Lindsey Place Subdivision Preliminary Overall Area Development Plan # 626. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Post-It® Fax Note	7671	Date	12/7/98	# of pages	1
To	Elizabeth Carroll	From	Jesse Hayes		
Co./Dept	CSA Planning	Co.	TXDOT		
Phone #		Phone #	615 5860		
Fax #	207 4441	Fax #			

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

December 7, 1998

P.O.A.D.P. REVIEW

Lindsey Place Subdivision

Located on FM 471 (Grissom Road) @ Oak Field Way

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

FM 471 requires a minimum width of 120'

Access Limits/Restrictions

Locations will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of one (1) access point. A 1' non access easement will be required along the entire FM 471 frontage (excluding the proposed street).

WPAP Requirements

None

Permit applications along with plans for street, driveway, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

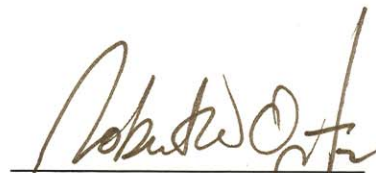
COPIES TO: File

SUBJECT: Lindsey Place Subdivision P.O.A.D.P. Level I T.I.A.

Date: March 4, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Lindsey Place Subdivision located on Grissom and Oakfield Way. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 173 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access point on Oakfield Way at Grissom.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

RECEIVED
99 MAR -5 PM 1:35
CITY OF SAN ANTONIO
TRAFFIC ENGINEERING
DIVISION

KAUFMAN BROAD

February 16, 1999

Mr. Emil R. Moncivais
Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

Reference: P.O.A.D.P. Reviews

Dear Mr. Moncivais,

The following Subdivision P.O.A.D.P.'s have been submitted to your office,

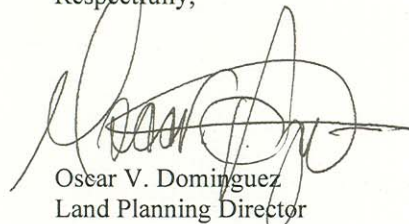
- Sunset Subdivision P.O.A.D.P. submitted 10/8/98
- Bridgewood Subdivision P.O.A.D.P. submitted 10/21/98
- Bridgewood West Subdivision P.O.A.D.P. submitted 10/21/98
- Lindsey Place Subdivision P.O.A.D.P. submitted 11/30/98.

A T.I.A. was also submitted to the City of San Antonio Traffic Department for their review on the same day. Additionally, we have met with you and your staff and the Traffic Department on various occasions since our first submittal. We have been more than patient and willing to answer any concerns that you have on our projects.

A response from your office at your earliest would be greatly appreciated. We have more than met the requirement set forth by the San Antonio Unified Development Code and have now gone beyond the 20 day review time period. The code also does not dictate that a response from traffic be a condition of approval of the P.O.A.D.P.

If you have any further concerns on the above projects please feel free to contact me, by phone at 308-1321 or by fax at 979-0072.

Respectfully,



Oscar V. Dominguez
Land Planning Director

RECEIVED
99 FEB 26 AM 10:47
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES

T.I.A.

Com
Tel/fax
#1111
Lindsey
for your
file!
mail

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1357272

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 12/17/1998
DUE DATE 12/17/1998

50-04-5573
KAUFMAN BROAD
4800 FREDERICKSBURG RD
S.A. TX 78229

PHONE: 000 - 0000

POADP
LINDSEY PLACE TWO #1

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 12/17/1998 INVOICE 1357272 ACCOUNT 50-04-5573 DUE DATE 12/17/1998 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

AGREEMENT DATES ST: 12/16/1998 END 12/16/1998 SERVICE DATES 12/16/1998 ORDINANCE CONTRACT CK# 00032152 DOCUMENT LINDSEY PLACE 1

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓

Lindsey

- TIA

- drainage

- trees

- internal streets

- 2 entrance

called
Oscar
18.98
W